

2017 Economic Summary

January

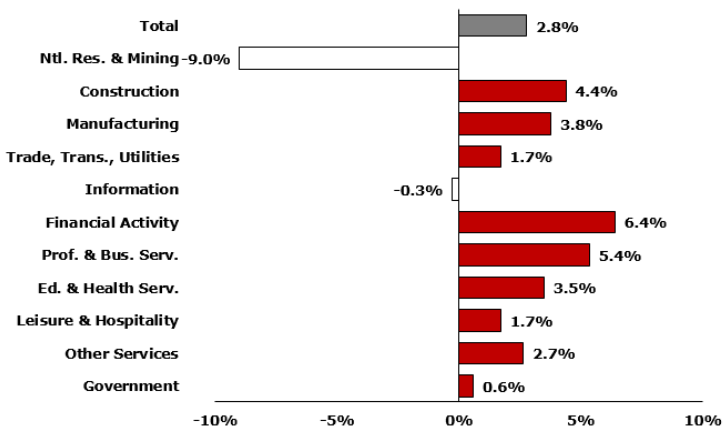


Employment

Employment Change—Utah’s nonagricultural employment increased an estimated 2.8%, or 39,000 jobs, between December 2015 and December 2016. Nationally, employment increased 1.5%, or 2.2 million jobs, between December 2015 and December 2016.

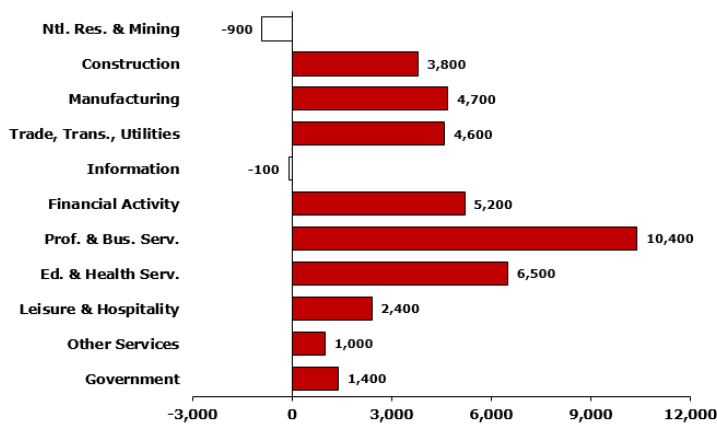
Unemployment—Utah’s unemployment rate was 3.1% in December 2016, lower than the December 2015 unemployment rate of 3.4%. The national unemployment rate was 4.7% in December 2016, lower than the December 2015 rate of 5.0%.

Percent Change in Utah Employment by Industry: Dec 2015 to Dec 2016



Source: U.S. Bureau of Labor Statistics

Numerical Change in Utah Employment by Industry: Dec 2015 to Dec 2016



Source: U.S. Bureau of Labor Statistics

Wages and Income

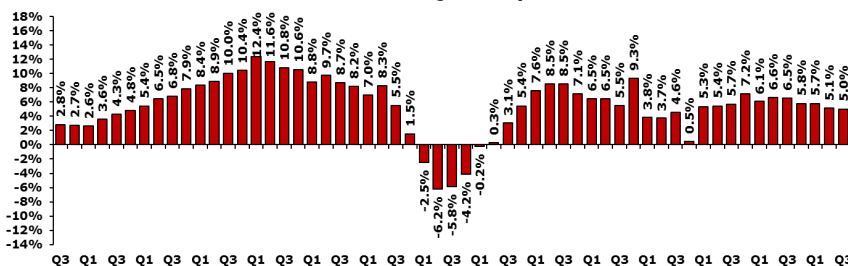
Total Personal Income—Utah’s total personal income reached \$124.7 billion* in the third quarter of 2016, rising 5.0% from third quarter 2015. Utah ranked 1st in the nation. Nationally, personal income increased 3.5% over the same period.

Average Annual Pay—Utah’s average annual pay grew 3.0% to reach \$43,456 in 2015. Average annual pay for the nation in 2015 was \$52,942, a year over year increase of 3.1%. Preliminary estimates suggest average annual pay grew 3.6% in Utah and 2.4% nationally between 2015 and 2016.

*seasonally adjusted at an annual rate

Sources: Bureau of Economic Analysis and Utah Department of Workforce Services

Utah Year-Over Growth in Quarterly Personal Income



Source: Bureau of Economic Analysis

GDP, CPI, Interest Rates, and Home Prices

Interest Rates—The 30-year fixed-rate mortgage (FRM) averaged 4.09% for the week ending January 19, 2017 according to Freddie Mac.

Home Prices—According to the Federal Housing Finance Agency (FHFA) House Price Appreciation Ranking, Utah’s house prices were up 9.5% in the third quarter of 2016 from third quarter of 2015.

Foreclosure Rates—At the end of the third quarter of 2016, Utah ranked 5th lowest with 0.56% of all loans in foreclosure.

Indicator	Period	Value	Period	Value
GDP	Q3-16 Annual	1.65%	Since Q2-16	0.87%
CPI	Dec-16 Annual	2.10%	Since Nov-16	0.28%
CPI-core	Dec-16 Annual	2.21%	Since Nov-16	0.23%

Note: CPI-core excludes Food and Energy; National GDP and CPI
Source: Bureau of Economic Analysis; U.S. Bureau of Labor Statistics

Home Prices: Third Quarter 2016 Over Third Quarter 2015

	Realtors		FHFA	
	Median Sales Price	Change	HPI Change	Purchase-Only Change
Logan, UT-ID MSA	\$216,950	6.6%	7.4%	na
Ogden-Clearfield, UT MSA	\$249,290	7.6%	7.7%	na
Provo-Orem, UT MSA	\$291,890	7.9%	7.9%	na
Salt Lake City, UT MSA	\$275,280	6.0%	8.0%	8.9%
St. George	\$262,180	5.9%	6.6%	na
Utah	\$276,640	6.9%	7.7%	9.5%
U.S.	\$237,560	5.6%	5.6%	6.1%

Note: The median price is for existing single family homes, seasonally adjusted, from Economy.com. Home price data from the FHFA is limited to conventional mortgages guaranteed by Fannie Mae or Freddie Mac. The House Price Index includes purchases and refinances, while the Purchase-Only Index excludes refinances. NAR and FHFA data is Moody’s analytics adjusted.

Sources: National Association of Realtors; Federal Housing Finance Agency

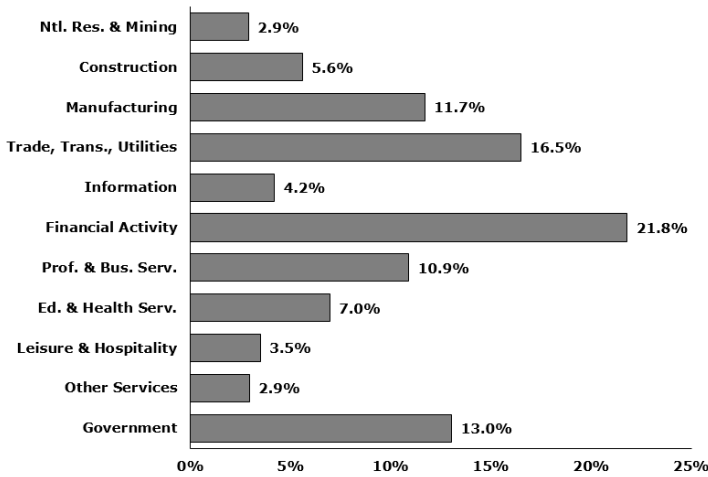
Utah Rankings

Demographic	State Rank ₃	Value	Year
Population Growth Rate	1st	1.9%	2016
Fertility Rate	1st	2.29	2015
Life Expectancy	10th	80.2	2010
Median Age	1st	30.7	2015
Household Size	1st	3.17	2015
Social Indicators			
Poverty Rate	12th	11.3%	2015
Educational Attainment			
Persons 25+ w/high school degree	10th	91.5%	2015
Persons 25+ w/bachelor's degree	16th	31.8%	2015

Economic	State Rank ₃	Value	Period
Employment Change ^{1,2,4}	5th	2.8%	Dec-16 Annual
Unemployment Rate ^{1,2}	8th	3.1%	Dec-16
Median Household Income	11th	\$66,258	2015
Per Capita Personal Income	41th	\$39,308	2015
Total Personal Income (% Change)	1st	5.0%	Q3-16 Quarterly

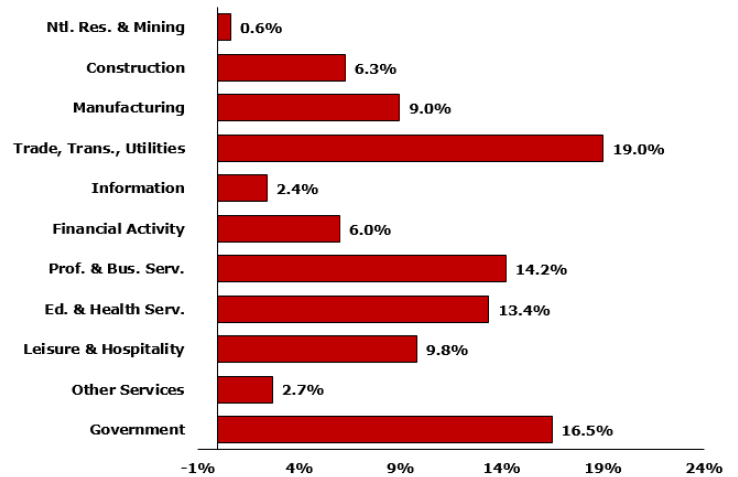
Notes: 1. Rankings are based on the most recent data available for all states; may differ from other data.
 2. Job growth and unemployment rates are seasonally adjusted and based on national data from BLS, which can differ from state values.
 3. Rank is most favorable to least favorable.
 4. Employment change based on nonfarm employment totals.

Percent of Total Gross Domestic Product by Industry: 2015



Source: Bureau of Economic Analysis

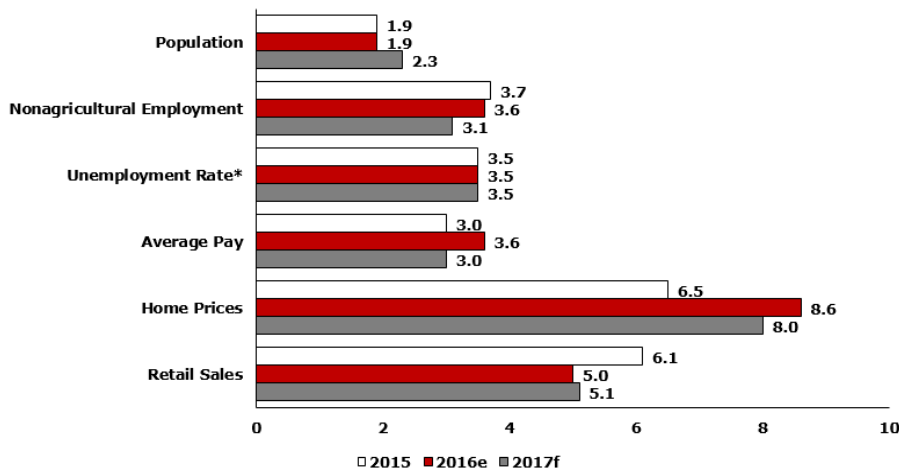
Employment by Industry as a Percent of Total Employment: December 2016



Source: U.S. Bureau of Labor Statistics

Economic Outlook

Utah Economic Indicators: 2015-2017 (% Change)



Source: BLS and Council of Economic Advisors' Revenue Assumptions Working Group e = estimate f = forecast * = for year

Overview of the Economy—The Utah economy remains healthy. Every major industrial sector expanded in 2016, contributing a total of 49,500 new jobs over the year. An annual employment growth rate of 3.6 percent was above the state's long-term average and among the strongest in the nation. Utah's construction sector posted the highest job growth in 2016, 6.8 percent.

Outlook 2017—The consensus forecast predicts moderating – but still healthy – job and wage growth, low unemployment, and increased net migration in 2017. Internal risks to the Utah economy include the supply of workers, education warning signs, and air quality. Potential federal trade policy changes, normalization of monetary policy, and geopolitical instability could also present challenges. Demographic advantages, an appealing business climate, and increasing labor force participation will continue to be an advantage for the Utah economy. Potential expansionary federal fiscal policy including tax cuts and infrastructure spending also present an upside risk. Utah's economy is expected to be one of the top performing economies in the nation in 2017.

Demographics

Population—Utah surpassed the 3 million milestone in 2016 with a July population estimate of 3,054,806. Utah's population growth rate of 1.9% between 2015 and 2016 was the fastest in the nation. The total 2016 population count for the United States was 323,127,513. This represents a population increase of 2,230,895 people, or 0.7% from 2015.

The Population Estimate for 2017 will be available in December 2017.

	Utah	United States
2015 Estimate	2,997,404	320,896,618
2016 Estimate	3,054,806	323,127,513
2015-2016 Percent Change	1.9%	0.7%
2015-2016 Numeric Change	57,402	2,230,895

Source: U.S. Census Bureau and Utah Population Committee